Village Green
Homeowner's Association

April 2025

Financial Statement

Prepared By:
JCHiggins & Associates
PO Box 731029
Puyallup, WA 98373

(253) 841-0111

Balance Sheet (Cash)
Village Green HOA - (d106)
April 2025

Prepared For:
Association Owners
Village Green HOA
13XX Williams Ave NW
Orting, WA 98360

Prepared By:
DNA Investments, Inc
dba JCHiggins and Associates
P O Box 731029
Puyallup, WA 98373-0030

ASSETS	
Cash On Hand	10,000.00
CASH TOTAL	10,000.00
Savings	
Savings Operating Funds	209,615.46
Common Area Reserves	231,695.69
Alley Way Reserves	58,949.48
SAVINGS TOTAL	500,260.63
Time Certificate of Deposit	
1400 TCD-Common Reserves 08.12.24	5,132.82
1401 TCD-Common Reserves 08.12.24	5,222.31
1402 TCD-Common Reserves 08.12.25	5,251.80
1406 TCD-Alleyway Reserves 08.12.24	5,132.82
1407 TCD-Alleyway Reserves 08.12.24	5,222.31
1408 TCD-Alleyway Reserves 08.12.25	5,251.80
1409 TCD-Alleyway Reserves 03.23.24	5,116.52
1410 TCD-Alleyway Reserves 03.23.25	5,144.59
1411 TCD-Alleyway Reserves 03.23.26	5,144.59
1412 TCD-Alleyway Reserves 02.12.24	5,153.51
1413 TCD-Alleyway Reserves 05.12.24	5,202.61
1414 TCD-Alleyway Reserves 12.12.24	5,275.59
TIME CD TOTAL	62,251.27
TOTAL ASSETS	572,511.90
LIABILITIES & EQUITY	
Security Deposits Per Attorney	188.82
TOTAL LIABILITIES	188.82
EQUITY	
Retained Earnings	572,323.08
TOTAL EQUITY	572,323.08
TOTAL LIABILITIES/EQUITY	572,511.90

Cash Flow (Cash)
Village Green HOA - (d106)
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	Month to Date	%	Year to Date	%
INCOME				
Monthly General Assessment	12,668.19	74.96	50,645.09	54.69
Special Allocated Exp-Alley Ways	270.25	1.60	1,011.73	1.09
Common Area Reserve Contribution	1,546.30	9.15	6,287.58	6.79
Special Allocated Exp-Townhomes	3,598.40	21.29	14,050.98	15.17
Advance Income	-2,113.21	-12.50	12,778.27	13.80
Interest Income	0.00	0.00	218.89	0.24
Interest Charges	57.39	0.34	911.53	0.98
CC&R Violation Fine	873.70	5.17	6,705.00	7.24
TOTAL INCOME	16,901.02	100.00	92,609.07	100.00
EXPENSES				
FIXED EXPENSES				
Real Property Taxes	202.05	1.20	202.05	0.22
Property Insurance	0.00	0.00	611.00	0.66
TOTAL FIXED EXPENSES	202.05	1.20	813.05	0.88
ADMIN EXPENSES				
Accounting	175.00	1.04	175.00	0.19
Corporation Report	20.00	0.12	20.00	0.02
Legal	572.84	3.39	464.02	0.50
Management Fee	3,305.00	19.56	13,220.00	14.28
Supplies	94.68	0.56	765.27	0.83
TOTAL ADMIN EXPENSES	4,167.52	24.66	14,644.29	15.81
UTILITY EXPENSES				
Electricity	58.91	0.35	238.15	0.26
Water	254.87	1.51	1,179.62	1.27
TOTAL UTILITY EXPENSES	313.78	1.86	1,417.77	1.53
REPAIR/MAINT EXPENSES				
Grounds Maintenance	3,804.70	22.51	15,218.82	16.43
Townhomes Landscape Maint	3,891.23	23.02	15,564.93	16.81
TOTAL REPAIR/MAINT EXPNS	7,695.93	45.54	30,783.75	33.24
TOTAL ALL EXPENSES	12,379.28	73.25	47,658.86	51.46
Capitol Improvements	0.00	0.00	775.33	0.84
TOTAL CAPITOL IMPROVEMENTS	0.00	0.00	775.33	0.84
NET OPERATING INCOME	4,521.74	26.75	44,174.88	47.70
CASH FLOW	4,521.74		44,174.88	
Beginning Cash	9,950.00			

Budget Comparison Cash Flow (Cash)
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April 2025

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	MTD Actual	MTD Budget	$ Var.	% Var.	YTD Actual	YTD Budget	$ Var.	% Var.	Annual
INCOME									
Monthly General Assessment	12,668.19	12,150.00	518.19	4.26	50,645.09	48,600.00	2,045.09	4.21	145,800.00
Special Allocated Exp-Alley Ways	270.25	300.00	-29.75	-9.92	1,011.73	1,200.00	-188.27	-15.69	3,600.00
Common Area Reserve Contribution	1,546.30	1,500.00	46.30	3.09	6,287.58	6,000.00	287.58	4.79	18,000.00
Special Allocated Exp-Townhomes	3,598.40	3,762.50	-164.10	-4.36	14,050.98	15,050.00	-999.02	-6.64	45,150.00
Advance Income	-2,113.21	0.00	-2,113.21	0	12,778.27	0.00	12,778.27	0	0.00
Interest Income	0.00	0.00	0.00	0	218.89	0.00	218.89	0	0.00
Interest Charges	57.39	0.00	57.39	0	911.53	0.00	911.53	0	0.00
CC&R Violation Fine	873.70	0.00	873.70	0	6,705.00	0.00	6,705.00	0	0.00
TOTAL INCOME	16,901.02	17,712.50	-811.48	-4.58	92,609.07	70,850.00	21,759.07	30.71	212,550.00
EXPENSES									
FIXED EXPENSES									
Real Property Taxes	202.05	200.00	-2.05	-1.03	202.05	200.00	-2.05	-1.03	400.00
Property Insurance	0.00	0.00	0.00	0	611.00	0.00	-611.00	0	7,500.00
TOTAL FIXED EXPENSES	202.05	200.00	-2.05	-1.03	813.05	200.00	-613.05	-306.5	7,900.00
ADMIN EXPENSES									
Accounting	175.00	0.00	-175.00	0	175.00	2,925.00	2,750.00	94.02	2,925.00
Website	0.00	0.00	0.00	0	0.00	0.00	0.00	0	350.00
Corporation Report	20.00	20.00	0.00	0.00	20.00	20.00	0.00	0.00	20.00
Legal	572.84	0.00	-572.84	0	464.02	5,000.00	4,535.98	90.72	5,000.00
Management Fee	3,305.00	3,305.00	0.00	0.00	13,220.00	13,220.00	0.00	0.00	39,710.00
Miscellaneous Admin	0.00	0.00	0.00	0	0.00	0.00	0.00	0	50.00
Social Committee	0.00	0.00	0.00	0	0.00	1,000.00	1,000.00	100.0	1,000.00
Reserve Study	0.00	0.00	0.00	0	0.00	0.00	0.00	0	700.00
Supplies	94.68	291.67	196.99	67.54	765.27	1,166.68	401.41	34.41	3,500.00
TOTAL ADMIN EXPENSES	4,167.52	3,616.67	-550.85	-15.23	14,644.29	23,331.68	8,687.39	37.23	53,255.00
UTILITY EXPENSES									
Electricity	58.91	70.83	11.92	16.83	238.15	283.32	45.17	15.94	850.00
Water	254.87	2,250.00	1,995.13	88.67	1,179.62	9,000.00	7,820.38	86.89	27,000.00
TOTAL UTILITY EXPENSES	313.78	2,320.83	2,007.05	86.48	1,417.77	9,283.32	7,865.55	84.73	27,850.00
REPAIR/MAINT EXPENSES									
Grounds/Extra	0.00	0.00	0.00	0	0.00	1,500.00	1,500.00	100.0	1,500.00
Grounds Maintenance	3,804.70	3,808.33	3.63	0.10	15,218.82	15,233.32	14.50	0.10	45,700.00
Townhomes Landscape Maint	3,891.23	3,762.50	-128.73	-3.42	15,564.93	15,050.00	-514.93	-3.42	45,150.00
Irrigation System	0.00	0.00	0.00	0	0.00	0.00	0.00	0	7,000.00
Miscellaneous	0.00	0.00	0.00	0	0.00	2,595.00	2,595.00	100.0	2,595.00
TOTAL REPAIR/MAINT EXPNS	7,695.93	7,570.83	-125.10	-1.65	30,783.75	34,378.32	3,594.57	10.46	101,945.00
TOTAL ALL EXPENSES	12,379.28	13,708.33	1,329.05	9.70	47,658.86	67,193.32	19,534.46	29.07	190,950.00
Common Area Reserves	0.00	1,500.00	1,500.00	100.0	0.00	6,000.00	6,000.00	100.0	18,000.00
Alley-Way Reserves	0.00	300.00	300.00	100.0	0.00	1,200.00	1,200.00	100.0	3,600.00
Capitol Improvements	0.00	0.00	0.00	0	775.33	0.00	-775.33	0	0.00
TOTAL CAPITOL IMPROVEMENTS	0.00	1,800.00	1,800.00	100.0	775.33	7,200.00	6,424.67	89.23	21,600.00
NET OPERATING INCOME	4,521.74	2,204.17	2,317.57	105.1	44,174.88	-3,543.32	47,718.20	1,346.	0.00
CASH FLOW	4,521.74	2,204.17	2,317.57	105.1	44,174.88	-3,543.32	47,718.20	1,346.	0.00
Beginning Cash	9,950.00								
Ending Balance	10,000.00								